



## ACTON PLANNING BOARD

**DRAFT**

**Minutes of Meeting  
August 8, 2006  
Acton Memorial Library**

Planning Board members Mr. Greg Niemyski (Chairman), Mr. William King, Mr. Edmund Starzec, Ms. Ruth Martin, Mr. Michael Densen and associate Mr. Alan Mertz attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DelNigro.

Absent were Mr. Christopher Schaffner and Mr. Bruce Reichlen.

Mr. Niemyski called the meeting to order at 7:31 PM.

### **I. Citizens Concerns**

Lauren Rozensweig addressed the Board regarding the Acton Comprehensive Water Resource Management Plan. Mrs. Rozensweig explained the project and their recommended plan for the future of sewer expansion. Mr. Chris Schaffner will continue to be the Planning Board Representation and Mr. Michael Densen agreed to serve as a backup.

### **II. Consent Agenda**

A. The minutes of 7/11/06 were approved unanimously as drafted.

### **III. Reports**

**EDC:** Mr. Starzec stated that the committee will be standing down for one year.

**CPC:** No meeting since last report.

**Open Space Committee:** Ms. Martin stated they are starting to compile a list of places to consider and recommend areas to protect.

### **IV. Yin Peet Property – 68 Quarry Road – PCRC Application Special Permit**

Mr. Niemyski opened the public hearing at 7:45PM and appointed Mr. Mertz to sit as a full Board member for the purpose of this matter. The applicant, Mr. Creighton Peet and Tom DiPersio, his engineer, of Thomas Land Surveyors & Engineering Consultants, Inc. were present.

Mr. Tom DiPersio reviewed and explained the PCRC project would include a 14 foot wide driveway. The driveway will split into two; one driveway for the residences and the other leading towards the proposed studio. Within the proposed project there will be two house lots, a studio, and an activity/sculpture park area in connection with the studio and the 40-foot wide right of way proposed driveway. Mr. Creighton Peet explained the proposed uses for the common land at 68 Quarry Road. Mr. Peet explained the placement of the outdoor sculptures at various locations for viewing. The purpose of the sculptures will be both educational and aesthetic appeal; there will be small walking trails to the locations where the sculptures are to be placed.

The Planning Board questions and concerns:

- Any endangered species natural heritage listing? A: Habitat near the upper west side of the property.
- How will you transport the sculptures to the activity area? A: Will use a forklift.
- Will you continue to keep the activity area open to the public? A: On invitation only.
- Any mechanical equipment left at the Quarry to remove? A: Will remove what is dangerous.
- Location and extend of driveway on Town land? A: Will reconsider driveway location.

Abutters in attendance raised questions and concerns:

- Concern over placement of sculptures, the studio and homes
- Safety cleanup of the Quarry is needed
- Worried of the noise
- Any access to the Quarry and trails

The Board has directed the applicant to provide plan revisions to the staff to address outstanding concerns. The motion was made to continue the public hearing on September 12, 2006 at 7:45 PM and to extend the decision deadline. The motion passed unanimously. Mr. Peet and Mr. Niemyski signed an extension agreement.

**V. 45 Main Street – Determination of a street for zoning purpose - Continue**

Mr. Niemyski opened the public hearing continuation at 8:40PM. The applicant, Mr. Renwick Tweedy, and his engineer, Mr. John Boardman of LandTech Consultants, Inc. and Att. Mark Sheier of Sheier & Katin, P.C. were present. Mr. John Boardman of LandTech Consultants, Inc. presented the revised plans. The plans incorporate strictly a roadway improvement plan based on the Town's common drive standards with reduction in pavement, elimination of the detention basin and the extensive drainage system. Entrances were widened and the site distances on Main Street were extended.

Abutters in attendance raised questions and concerns related to:

- The future width and grade of the way
- Sight distance
- Afraid of the flow of traffic; entering and exiting from adjacent driveways
- Traffic congestion on Main Street

The Board requested that staff prepare a draft decision that will stipulate further revisions to outstanding concerns. The motion was made to close the public hearing. The motion passed unanimously.

**VI. Woodlands at Laurel Hill, Lot 4 SRSP – Continuation of hearing and decision (revised plan)**

Mr. Hale, representing the Applicant stated that plan changes were made to address previous comments; that the project's impact has been thoroughly reviewed by all relevant town boards as well as the state review agencies, and that he had asked for waivers to many duplicative submission requirements for the Special Permit process. Board members reviewed the draft decision and made minor amendments. Mr. Niemyski moved to approve the decision as amended.

Vote: Mr. Niemyski, Mr. Starzec, Ms. Martin, Mrs. Densen and Mr. Mertz in favor. Mr. King opposed. Motion carried 5-1.

**VII. Elect Planning Board Officers – Chairman, Vice Chairman, Clerk**

The Board elected new officers for FY 2007. Results: Greg Niemyski – Chairman, Chris Schaffner – Vice Chair, and Ed Starzec – Clerk.

Ms. Martin moved to close the meeting, Mr. Densen 2nd; all voted in favor.

The meeting adjourned at 9:40 PM.